

ORDINANCE NO. 2434

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO PARKING LOTS IN MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, AMENDING ORDINANCE 2183, AS AMENDED.

WHEREAS, it is desirable that the area of parking lots in multi-family residential developments reflect more closely the need generated by this use, and

WHEREAS, the Land Use Policies Plan directs the landscaping of parking lots, the control of impervious surface, and the limitation of large unbroken parking areas; and

WHEREAS, an Environmental Checklist was prepared and a Final Declaration of Non-Significance was made pursuant to the requirements of the State Environmental Policy Act (RCW 43.21c; WAC 197-10; and Kirkland Ordinance No. 2319). This Checklist and Declaration of Non-Significance were available to the Development Code Commission at the public hearing held on this issue. The Development Code Commission considered this information in formulating its recommendation to City Council, and City Council considered this information in taking final action on this recommendation.

BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Section 23.34.020 of Ordinance 2183, as amended, is amended in part to read as follows:

Multi-Family Dwellings 2+2 2.0 for each dwelling unit

Section 2. Section 23.12.043 a. (1) (a) of Ordinance 2183, as amended, is amended to read as follows:

Multi-Family including condominium - 2+2 2.0 parking spaces.

Section 3. Section 23.34.040 of Ordinance 2183, as amended, is amended by addition of a new paragraph to read as follows:

(8) Parking Lots in Multi-Family Residential Developments:

(a) Parking lots in multi-family residential developments containing fourteen (14) or more stalls shall be arranged so that there are no more than eight (8) contiguous parking stalls. A landscaped area shall separate each group of stalls. This area shall be an island or peninsula measuring at least six (6) by eighteen (18) feet, landscaped with trees or shrubs. The Director of the Department of Community Development may modify these requirements if the applicant demonstrates that existing vegetation or topography make modification more beneficial to the interests of the City.

- (b) Thirty-three (33) percent of the required number of parking spaces may be designed and designated for use by compact cars and shall measure eight (8) by sixteen (16) feet.

Section 4. Section 23.34.040(1) of Ordinance 2183, as amended, is amended to read as follows:

The party developing an off-street parking area shall submit a plan showing adjacent streets, circulation of traffic, drainage, lighting, landscaping, fencing and screen planting to the Department of Community Development for approval. In addition, if the off-street parking area is part of a multi-family residential development, the party shall submit a plan that shows the proposed parking stall layout and, the existing vegetation including the specific location of trees six (6) inches in diameter or greater, as measured one (1) foot above the existing grade indicating which will be cut and which will remain.

Section 5. Chapter 23.34 of Ordinance 2183, as amended, is amended by addition of a new section to read as follows:

23.34.035 Special Provisions - Multi-Family Residential Development Parking: In addition to the requirements of Chapter 23.40 of the Kirkland Zoning Ordinance, 0-2183, as amended, the following criteria shall be met in landscaping multi-family residential parking areas.

- (a) Interior area equivalent to ten (10) percent of the total parking area shall be landscaped.
- (b) Natural vegetation, particularly trees six (6) inches in diameter or greater, as measured one (1) foot above the existing grade shall be preserved to the greatest extent possible. Vegetation added to meet landscaping requirements should provide a mature appearance in not more than three (3) years.

The Director of the Department of Community Development shall provide a plant list which will be available for use by developers and which will be used by the City in evaluating landscape plans. In addition, at the discretion of the Department of Community Development, natural vegetation may be used to meet landscaping requirements.

Section 6. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

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Section 7. To the extent that the subject matter and provisions of this Ordinance are within the disapproval jurisdiction of the Houghton Community Council, as created by Ordinance No. 2001, this Ordinance shall become effective within the Houghton Community either upon approval of the Houghton Community Council or failure of said Community Council to disapprove within sixty (60) days from the date of passage of this Ordinance.

Section 8. Except as provided in Section 7, this Ordinance shall be in force and take effect five (5) days from and after its passage by the City Council and publication as required by law.

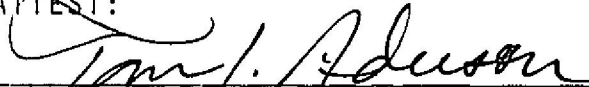
PASSED by the Kirkland City Council in regular meeting on the 15th day of January, 1979.

SIGNED IN AUTHENTICATION THEREOF on the 15th day of January, 1979.



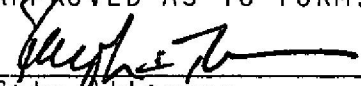
Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:



City Attorney